

Crestmoor (Glenview) Neighborhood Reconstruction Project – Issues Summary Sheet

Basic Project Assumptions:

- Homes are being rebuilt approximately 40% larger than previous
 - New building code requires residences to be sprinklered
 - Sprinkler requirement is driving new water service sizes to 1-1½ ” (from ¾”)
 - Residents in neighborhood have requested traffic calming measures
- Basic infrastructure (waterlines, sewer lines, etc.) is 50+ yrs old
 - Existing sewer system experiencing infiltration/inflow (I/I)
 - Existing waterlines have internal sediment and corrosion (diminished capacity)
 - Previous and ongoing collateral impacts to entire neighborhood (construction traffic, noise, dust, nuisance, etc.)
- Existing series streetlight system plagued by malfunctions & high maintenance
 - Certain areas of neighborhood experience chronic drainage problems
 - Pavement in some areas outside of fire area in need of rehabilitation

Improvements and/or replacement of infrastructure that must be made to return the various utilities to their fully operational/pre-fire condition and capacity.

Streets

- Reconstruct all streets and pavement, curb/gutter, & sidewalks that were damaged by the fire. This includes rebuilding all affected curb ramps to ADA standards.

Water

- Replace and upsize, to current standard, the portion of water system damaged or disturbed by explosion & fire; replace waterlines in reconstructed area.

Sewer

- Replace any sewer damaged by the explosion and fire (based upon TV inspection)
- Upsize current 8” section of pipe in Claremont Drive; replace sewer beneath reconstructed roadways

Storm Drainage

- Replace all storm drainage facilities damaged by the fire and explosion
- Provide ‘fix” for localized storm drain problems (low points, unconnected surface drainage& v-ditches, etc.)

Earl/Glenview Park

- Construct canyon rim “safety” measures to allow public access to former park area
- Replace park
- “Reforest”/re-plant canyon

~ \$3 – 4 Million

Improvements and/or replacement of infrastructure recommended to: maintain public safety, meet current City and industry standards, reduce future maintenance and replacement costs, and/or are good public policy.

Streets

- Implement traffic calming measures in reconstructed streets
- Provide an enhanced streetscape (traffic circle, bulb outs, decorative paving in intersections, etc.)
- Implement storm water treatment (“green streets”, biofiltration, etc.) where practical
- Reconstruct/resurface/slurry seal remaining streets based upon condition (collateral impacts of construction traffic, etc.)

Water

- Replace and upsize (to current standard) the water system in remaining portions of neighborhood

Sewer

- Replace and upsize to current standard, the sewer system in all remaining areas of neighborhood
- Replace sewer laterals to cleanout or curb [also a City-wide policy issue]

Storm Drainage

- Upgrade storm drainage system to meet current design standard in all areas where roadways will be reconstructed
- Provide positive connection and/or outfall to street for all v-ditches in neighborhood

Streetlights

- Replace the streetlight system in the entire neighborhood (more reliable/ more efficient)

Earl/Glenview Park

- Enhance Park in existing footprint

~ \$9 – 11 Million

Improvements that are not vital; but: provide consistency across the entire neighborhood, is part of long-term City goals, provide aesthetic benefits, or set precedent affecting other areas of City.

Streets

- Replace damaged sidewalks in entire remaining neighborhood
- Reconstruct sidewalks/ramps to meet current ADA standards at all intersections in entire remaining neighborhood

Storm Drainage

- Perform inventory of surface drainage facilities within neighborhood and have the City assume a more active role in the Overall Surface Water Management [also a City-wide policy issue]

Streetlights

- Upgrade light fixtures to decorative standards that define the neighborhood

Earl/Glenview Park

- Construct and/or incorporate a memorial as part of the park reconstruction

Underground Utilities (~ \$9 – 10 Million)

- Perform undergrounding of all “dry” utilities currently on the poles (PG&E, AT&T, CATV, ComCast)
- Replace “backbone” coaxial CATV on poles with new fiber on poles

PG&E Line 132

- Require PG&E to remove Line 132 versus abandon in place and fill with slurry